



**Petition Number:** 1405-SPP-10  
**Subject Site Address:** 641 Birch Street  
**Petitioner:** Habitat for Humanity  
**Request:** Habitat for Humanity requests Primary Plat review for two lots on approximately .46 acre in the SF-4 District.  
**Current Zoning:** SF-4 (Single Family-4)  
**Current Land Use:** Vacant  
**Approximate Acreage:** .46 acre  
**Exhibits:** Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Primary Plat  
**Staff Reviewer:** Andrew Murray

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### **Procedural**

- Requests for Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the May 5<sup>th</sup>, 2014 Advisory Plan Commission (the “APC”) meeting.
- Notice of the May 5, 2014 public hearing shall be provided in accordance with the APC Rules of Procedure.

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### **Project Overview**

#### **Project Location**

The subject property is approximately .46 acre in size and is located on Birch Street. Birch Street is located off of East Street, approximately 1,000 feet north of State Highway 32.

#### **Project Description**

The proposed primary plat is for the creation of two (2) lots zoned Single Family 4(SF-4) Zoning District to accommodate the development of two Single-Family Dwellings. Single-Family Dwellings are permitted in the SF-4 District. The petition was reviewed by the Technical Advisory Committee at its



April 22, 2014 meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 5, 2014, meeting.

### **Primary Plat Review**

#### WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location - **COMPLIANT**
  - Any street related to the subdivision – **COMPLIANT**
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – **Not Applicable to this Petition**
  - Title, scale, north point and date - **COMPLIANT**
  - Land use adjacent to proposed subdivision and owners names – **COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - **COMPLIANT**
  - Names and addresses of the owner, owners, land surveyor or land planner - **COMPLIANT**
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – **COMPLIANT**
  - Easements - locations, widths and purposes – **COMPLIANT**
  - Statement concerning the location and approximate size or capacity of utilities to be installed – **COMPLIANT**
  - Layout of lots, showing dimensions and numbers and square footage – **COMPLIANT**
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – **Not Applicable to this Petition**
  - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - **COMPLIANT**
  - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - **COMPLIANT**
  - Building setback lines – **COMPLIANT**
  - Legend and notes - **COMPLIANT**
  - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – **COMPLIANT**



- Other features or conditions which would affect the subdivision favorable or adversely – **Not Applicable to this Petition**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - **COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – **COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary - **COMPLIANT**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - **Not Applicable to the Petition**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – **Not Applicable to the Petition**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - **Not Applicable to the Petition**

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**Staff Comments:**

The plans are compliant with all applicable ordinances. No action is required at this time. Staff would recommend approving this item if zero negative remonstrance is received during the public hearing. If any APC member has questions, please contact Andrew Murray at 317.379.9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).